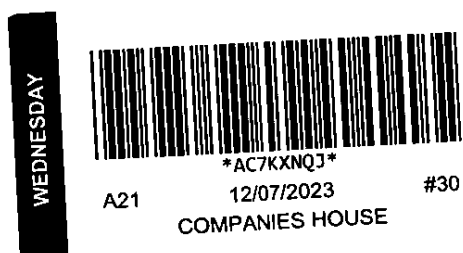


Company Registration Number: 02416036

TRUST UNION PROPERTIES (NUMBER TWENTY-THREE) LIMITED

Report and Accounts

31 March 2023



TRUST UNION PROPERTIES (NUMBER EIGHT) LIMITED

DIRECTORS' REPORT

Directors: J L Elliott
M A Phayre-Mudge

Secretary: Columbia Threadneedle Investment Business Limited

Registered Office: Exchange House, Primrose Street, London, United Kingdom,
EC2A 2HS

The directors present their Report and the Accounts for the year ended 31 March 2023.

Review of Business

The company's principal activity was property investment. The company sold its interest in commercial centres to the parent company TR Property Investment Trust plc during the year ended 31 March 2002. The company did not trade during the year and consequently it has made neither a profit nor a loss.

Directors

The individuals who served as directors of the Company during the year ended 31 March 2023 were those listed above.

No director had any interests in the share capital of the Company. The interests of the directors in the share capital of TR Property Investment Trust plc, the ultimate holding company, at the beginning and at the end of the year are shown below:

	31 March 2023 Ordinary Shares of 25p	31 March 2022 Ordinary Shares of 25p
J L Elliott	23,140	23,140
M A Phayre-Mudge*	514,738	388,557

*M A Phayre-Mudge purchased an additional 65,000 shares on 6 June 2023.

Dividend

The directors do not recommend the payment of a dividend.

By order of the Board



Mr J Latter
For and on behalf of
Columbia Threadneedle Investment Business Limited

Secretary
4 July 2023

TRUST UNION PROPERTIES (NUMBER TWENTY-THREE) LIMITED

BALANCE SHEET AT 31 MARCH 2023

	2023	2022
	£000	£000
Investments	5,285	5,285
<i>Creditors:</i> amounts falling due within one year	(588)	(588)
<i>Net current liabilities</i>	(588)	(588)
	4,697	4,697
<i>Capital and reserves</i>		
Called up share capital	1	1
Profit and loss account	4,696	4,696
<i>Equity shareholders' funds</i>	4,697	4,697

The Company has not traded during the year to 31 March 2023, or the previous year and no profit and loss account has therefore been prepared. There have been no recognised gains or losses in either year.

For the year ended 31 March 2023 the Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

In order to facilitate the adoption of this exemption, TR Property Investment Trust plc, the ultimate parent company, has provided a guarantee under section 479C of the Companies Act 2006 in respect of the Company.

Directors' responsibilities:

- the members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476; and
- the directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts were approved by the board on 4 July 2023.



1. Accounting policies

The accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards. The principal accounting policies adopted are described below.

Accounting convention

The accounts have been prepared under the historical cost convention and on a going concern basis.

Investments

The Company's investments in subsidiary undertakings are stated at cost less any provision for permanent diminution in value.

Group accounts

The company is not required to produce group accounts under the exemption conferred by Section 400 of the Companies Act 2006. These accounts present information about the individual undertaking and not about the group.

2. Investments

<i>Shares in subsidiary and associated undertakings</i>	<i>2023</i>	<i>2022</i>
	<i>£</i>	<i>£</i>
At cost	<u>5,285,448</u>	<u>5,285,448</u>

As at 31 March 2023, the company held shares in the following subsidiary undertakings, both of which are dormant:

<i>Name of undertaking</i>	<i>Country of registration</i>	<i>Description of shares</i>	<i>Proportion of shares held</i>	<i>Net asset value £000</i>	<i>Profit after tax £000</i>
Showart Limited	England	Ordinary shares of £1 each	100%	2	–
Skillion Finance Limited	England	Ordinary shares of £1 each	100%	13	–

3. Creditors: amounts falling due within one year

	2023 £000	2022 £000
Amounts due to group undertakings	588	588

4. Called up share capital

	2023 £000	2022 £000
Authorised, allotted and fully paid ordinary shares of £1 each	1	1

5. Profit and loss account

	<i>Profit and loss account £000</i>
At 1 April 2022 and at 31 March 2023	4,696

6. Parent Undertaking

The parent undertaking of the group of undertakings for which group accounts are prepared (and of which the company is a member) is TR Property Investment Trust plc, which is registered in England and Wales. Copies of the accounts of TR Property Investment Trust plc can be obtained from the Company Secretary, Columbia Threadneedle Investment Business Limited, 6th Floor Quartermile 4, 7a Nightingale Way, Edinburgh, Scotland, EH3 9EG.

7. Related undertakings for Trust Union Properties (Number Twenty-Three) Limited

<u>Name of Company</u>	<u>% of Ordinary Shares held</u>	<u>Nature of Business</u>
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Direct

Showart Limited	100	Property Investment Company
Skillion Finance Limited	66.667	Property Investment Company

All of the above companies are registered and operating in England and Wales with the registered office of Exchange House, Primrose Street, London, United Kingdom, EC2A 2HS.